

DESIGN & ACCESS STATEMENT

Fire Escape to Rear Elevation to 5 Orange Row, Emsworth. PO10 7EL

1 ASSESSMENT OF PHYSICAL CONTEXT

The property lies within the Emsworth Conservation area within Orange Row, a small mews style development built approx. 1980's which is accessed off South Street. The property is a 3 bed mid terrace with a matching two storey dwelling to the east and linked with a converted roof space dwelling above garages to the west. The terrace is staggered facing an internal courtyard to the north. The staggered terrace effect is reflected on the rear, southern elevation. The front elevation treatment includes a mix of both facing brickwork and white render with stained dark brown timber windows. The rear is white render with white UPVC fenestration. The rear elevation and dormer windows were revised by the current owner under a recent planning application APP/14/00847, approved 10 Oct 2014. These approved changes have now been carried out as seen in the image below.



Fig 1 – Rear view of the property when viewed from the courtyard garden

The rear of the property can be viewed from Chichester Harbour foreshore being set back from the main seafront dwellings and only visible through a gap between 4 Sea View Cottages and No.5 and 6.



Fig 2 – View of property from the foreshore. Clearly set back and framed between two principle elevation properties along the foreshore view

The property layout is designed with the main living space of kitchen, dining area and lounge on the first (middle) floor with a picture window and glazed door with Juliet window enjoying views over the harbour. There are two bedrooms and a study on the ground floor and a further master bedroom with en-suite on the second floor roof space. The property enjoys a small courtyard garden to the rear which is currently accessed through one of the ground floor bedrooms.

2 THE PROPOSAL, DESIGN PRINCIPLES, MASS & SCALE.

The current owners have concerns over the fire risk within the existing town house two storey layout. The proposal is to provide an external fire escape to the rear elevation to allow for access from the middle floor and main living space to the rear courtyard garden. The fire escape utilises the existing door of the Juliet window, off the lounge, to access a small landing area linking directly to steps down into the courtyard garden. The proposal provides both a secondary escape to the main stairwell of the house and the benefit of direct access from the main living space into the garden.

A simple rung ladder is proposed to be fixed to the external wall from the fire escape first floor landing up to the underside of the eaves. This will provide an emergency access from the dormer windows on the second floor.

3 SCALE, POSITION, LAYOUT AND BOUNDARIES

The fire escape stair is carefully designed to reduce the bulk and intrusion into the courtyard whilst minimising any obstruction to the existing fenestration. The length (goings) and width are kept to a minimum to reduce the size and scale of the structure. The first floor landing area is positioned below the living room floor level to allow for a riser step down from the first floor level, which reduces the overall structure height above ground level to a minimum. The quarter landing returns in front of the ground floor window to allow the stair to miss the existing doorway and extends out at this point into the courtyard garden to approx. only 1.85m in depth from the rear

wall. The width of the stair is kept to a minimum of 600mm to minimise the protrusion and depth into the courtyard garden.

Vertical balusters and handrail are simple minimum width profiles with heights and spacing's to meet current regulations.

The ladder is fixed directly to the rendered wall and spaced off the wall by approx.. 120mm to allow for suitable and adequate foothold, whilst minimising any protrusion back from the rear elevation face.

It is understood there may be concerns with overlooking into neighbouring properties from the fire escape stair. The design of the fire escape allows for a minimal width of 600mm to the landing which prevents any possible use for seating and social enjoyment from this level platform. This minimal depth back of 600mm into the garden also reduces the possibility of overlooking to a minimum. The photo's below show the existing amount of possible overlooking from the current first floor windows towards neighbouring properties. It is proposed this will not be adversely increased from the current situation.



Fig 3 – View from first floor picture window looking east towards neighbouring boundary.



Fig 4 – View from existing first floor glazed Juliet balcony looking west towards neighbouring properties

4 MATERIALS/APPEARANCE

The escape stair and ladder are to be constructed in mild steel, galvanised treated and then sprayed with a 'white' powder coated durable finish. The additional galvanising which will be covered by the powder coating treatment provides additional durability; proposed due to the coastal location. All fixings are to be high grade stainless steel to minimise any possible and unsightly rust staining to fixings.

The 'white' colour is chosen to blend in and match the render finish to minimise any impact appearance to the rear elevation.

5 ACCESS

The escape stair provides access direct from the lounge to the rear courtyard. This direct access improves on the current existing access to the garden through a bedroom.

The fixed ladder provides emergency only access for escape from the dormer windows on the second floor master bedroom. It is only to be used in an emergency.

6 CONCLUSION

The design provides an external escape stair which has a minimal impact to the existing elevation and neighbouring properties. This is shown by the use of a minimal width and height to the stair along with a colour choice to match and blend in with the render finish.

FLOOD RISK ASSESSMENT

Fire Escape to Rear Elevation to 5 Orange Row, Emsworth. PO10 7EL

The property lies just inside or on the edge of the Flood Risk Zone 2, as an area at risk from tidal flooding from Chichester Harbour. Whilst it indicates that the site is at risk of flooding, it should be noted that the property itself has no record of having been flooded.

The proposals to the property do not affect the number of rooms within the property. The proposals are for an external fire escape and therefore flood risk need not be considered.

